



# Southold 2020

## The New Comprehensive Plan for the Town of Southold

Below is a compilation of the public input we gathered regarding the draft Chapter. You'll need to use the draft to follow along with the comments. They are numbered to match the goals and objectives in the draft chapter.

### Land Preservation Chapter Public Input Meetings

### How your input was used (and if not, why)

	Goal 1	
	<b>Comments from 9/15/12 meeting</b>	
1	1.1 Continue to be mindful of including an appropriate reserve parcel for residential development as a part of development rights sales	Yes, the Town will continue to do so.
2	Continue to educate landowners and prospective landowners on land use, zoning and <u>future</u> uses and possibilities. Long-term planning and vision is necessary	We agree.
3	Objective 7. Define "incentives" further in this point. Sounds good but specific incentives are needed.	We will wait to add specifics during the implementation phase.
4	Objective 8 good, town should continue to provide information and educate the public and prospective landowners	Yes, we agree.
5	Goal 1.3. 1. Necessary/important to have Southold as a sending location to maintain the quality of the East End through preservation.	We agree.
6	Goal 1.4. Statistics in table on page 2 are encouraging. Town has done a good job creating the current position of farm land preservation and conservation subdivisions. This is necessary to maintain. Necessary to provide "smart growth" and preservation when subdividing land.	Yes, thank you.
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	<b>Comments from the 9/20/12 meeting</b>	
1	Goal 1.1 Recognize the diversity of agriculture in all of its different forms so that they all have the opportunity to be sustainable going forward	We agree and this was included in the agriculture chapter.
2	. Ensure that properties/buildings are not developed out of scale while keeping in place local character in diversity. Vistas can be maintained while farms are active	This is accounted for in the subdivision and SEQRA processes.

3	Ensure public safety while promoting and sustaining agriculture. A balance must be achieved	We agree. This is already done during the site planning process.
4	Goal 1.2.. The town has done a great job so far and must continue to preserve farmland through development rights purchases	Thank you.
5	Goal 1.3. The Suffolk County TDR study is worth monitoring as the study progresses. Important to keep Southold as a sending zone only.	Yes, we agree.
6	Goal 1.4. Necessary to strike a balance between active farmland and residences. Create the opportunity to provide contiguous farmland for the benefit of the farmer and residents.	Yes, this concept is in the chapter.
7	Goal 1.1 Table 2. There should be a goal one that addresses the whole set of land preservation as opposed to starting with farmland and then move into open space.	While we understand and appreciate this comment, we feel that both types of land preservation, farmland and non-farmland/open space are addressed sufficiently in the chapter.
8	The overall goal of preserving 80% of farmland is desirable but not feasible.	This goal is feasible if you consider that we are not proposing to purchase the development rights from all the 5755 acres of farmland remaining unprotected. Rather we are proposing that the town take steps to help agriculture remain a viable business which in turn should help protect farms from converting to other uses.
9	How favored should agriculture be? Should wineries be favored?	As shown in the statistics regarding the town, agriculture is very important part of the town both economically and in land area, as well as contributing a great deal to the community character.
10	Decide what agriculture/farming is. In other words define agriculture and what farmland is. Need to decide this before we can answer the questions above. Vineyards should be regulated but on the other hand they make the town prosperous	The agriculture chapter addresses these issues.
11	Most of the goals and chapter deal with agriculture but not land preservation so the objectives and goals are not going to be effective for land preservation.	We feel the chapter is balanced and addresses both agriculture and preservation of other land that is not in agriculture.
12	The chapter seems heavily weighted towards agriculture.	Agriculture is very important in the town, and although the chapter begins with goals related to agricultural land protection, the remainder of the chapter addresses additional land preservation issues.
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## Goal 2

	<b>Comments from 9/15/12 meeting</b>	
1	Goal 2.1. Open Space parcels. LPC already discusses this, but suggest that there be a ranking of open spaces and that the criteria for ranking and priorities be made public so the public understands the process and so they can trust the methodology and process. If the public understands the criteria and methodology for choosing land to buy, they can trust it more.	We agree in part with this suggestion. We added an objective to make the criteria public so that people can understand how parcels are chosen for land preservation. We did not add the suggestion to rank the remaining parcels, because this is not feasible in practice. We will, however, prioritize based on criteria.
2	Plum Island. Address historic properties and make sure they are preserved somehow  Get the zoning done now. Just put R400 there now, and then take time to think about what it should be in the future, and change it later. Later zoning should include areas for wildlife preservation.  Plum Island isn't just Plum, it's the larger area – only one road going out to Orient, these things have to be taken into account.	We added "historic preservation" to the Plum Island goal. The town board is currently looking at zoning for Plum Island, and considering all the factors including Orient and the effects any development of the island would have on nearby hamlets.
3	The Town should be formally linked to the process of the Preserve Plum Island Coalition – and be part of the discussions and become part of a public/private coalition.	This is a matter for the Town Board to consider, and will not be added into the draft chapter. The Town does informally communicate with the Preserve Plum Island Coalition.
4	2 <sup>nd</sup> table on Goal 2.1. Obj.2, yes it is a good objective, but town may not have enough money b/c the \$ depends on home sales	Yes, we point out in the draft chapter that we need to find other ways to preserve land in addition to buying it.
5	Obj.3. Change the zoning to be consistent with the land preservation chapter goals and objectives. We should be allowed to bring this topic up and discuss it. Currently the zoning doesn't match the town's objectives and goals.	We do not agree that up zoning necessarily preserves more land. All issues related to zoning will be discussed in more detail in the Land Use chapter late next spring.
6	f. & g. need to be separate objectives.	We agree, and changed it.

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	<b>Comments from the 9/20/12 meeting</b>	
1	Goal 2.1. Include expanding trail system as one of the criteria for prioritizing open space land to purchase in the future.	We added this.
2	Add an emphasis on water quality. Protect water quality, surface, groundwater under Objectives.	We added this.
3	Add "un-development" under objectives. Take previously developed property to a natural state	The Town already does this where appropriate.
4	Add Brownfields reclamation to natural state	The town already does this where appropriate.
5	Add continuous alternative transportation route (bike route, pedestrian route)	This issue seems more appropriate for our Transportation Chapter rather than Land Preservation.
6	Add community gardens to the list	These are already allowed on preserved land, however while a good idea, did not seem to rise to the level of being a criterion for choosing a parcel to be protected.
7	Goal 2.2. Consider historical development patterns and objectives when designing subdivisions	This topic could be more fully discussed in the Land Use chapter
8	Cluster the clusters when designing subdivisions	This is done now to the extent feasible, however the chapter does recommend this as well.
9	Increase to 75% open space for all clusters (up from the existing 60%)	This needs more analysis to determine whether it is feasible.
10	Goal 2.3. Zone plum island as soon as possible for open space or wildlife refuge for natural resources.	The Town Board is considering zoning now.

**GOAL 3 (no comments were gathered for this goal because it simply refers back to the Parks & Recreation Chapter for which comments were already gathered)**

#### **GOAL 4**

	<b>Comments from 9/15/12 meeting</b>	
1	Obj 5 & 6. Be more specific about education materials. Pamphlets but also put info on website.	We added this.
2	Obj. 5. Get an acknowledgement that the new owner of encumbered land has received notice of the easement.	We added this.
3	Adopt a Preserve – company can adopt it and give \$ towards stewardship of it.	We added this.
4	Making trails accessible on smart phones is a good suggestion– we are leveraging technology	

5	Educate people what good stewardship behavior is when people are visiting the preserves	We added this.
6	Make easements easily available on the website – move towards an interactive map that people can use to find documents/easements related to properties? Not so much the exact language of the easement, but that an easement exists and it covers the following things (a general description of the allowed uses and prohibited uses (Protected by the Town by an easement for the purpose of agriculture). Interactive map on website.	We added this.
	<b>Comments from the 9/20/12 meeting</b>	
	Goal 4.1 OK	
	Goal 4.2 additional objectives Establish formal process to report problems at preserves by the public or volunteers – create friends organizations to monitor preserves.	We added this
	Long-term plans to open more preserves to the public.	We added this

### GENERAL COMMENTS

	<b>Comments from the 9/15/12 meeting</b>	
1	Vision Statement is missing the word “Agriculture”	We have taken note of this, and will be working on improving the Vision Statement to include agriculture more specifically.
	<b>Comments from the 9/20/12 meeting</b>	
1	Vision Statement is missing the word “Agriculture” and missing the words “open space”	See above
2	Allow horses in Soundview Dunes preserve	Specific preserve maintenance is subject to the agencies that own them, and the restrictions placed on them by the funding sources.
3	Upzoning to protect more open space and water quality.	Whether or not up-zoning is on the table is a more appropriate discussion for the Plan Use chapter in the Natural Resources chapter related to the issue of water quality.
4	Minimize impervious surface coverage in general for development	Natural Resources chapter
5	Use overlays to protect open space on private property, including clearing restrictions, fertilizer/pesticide restrictions	Natural Resources chapter

6	Incentive best management practices for farmland	Natural Resources chapter down one line
7	<p>There is a bigger goal than just what is good for Southold here and we should pay attention to that.</p> <p>I do think that there is a necessity in this world to think outside your own back yard. There are two areas here that need our further attention.</p> <p>World hunger is a worsening problem; and with climate change and ever growing population, the problem is real. It needs more than simply the donations of charitable organizations to fix the problem. We are all involved. We have before us two areas where we can be helpful.</p> <p>The pollution in our ground water and surface water is a growing problem. We have enough closed creeks and harmful algal blooms in the bays to demonstrate the seriousness of the situation. If we don't take action this will further damage the Long Island Sound and Peconic estuaries and further degrade marine resources. Food from the sea will continue to decline and the millions of people that depend on marine life for food will be further harmed.</p> <p>Human waste is a large part of the problem so it is clear that enlarging lot size and reducing residential development is one required measure. There are other stronger mitigating measures we must take, anti nitrate septic systems for instance, but they do not fit into this chapter.</p> <p>As to agricultural land, your chapter speaks of retaining at least 80 % of that land in food farming. The world hunger problem, as addressed above needs all the agricultural production that the world can produce. Therefore we must keep all agricultural land in food farming and require that land in other agricultural pursuits, such as sod or nursery stock should go to food farming if retired from the initial use, rather than home building.</p> <p>The world is now a connected place and Southold is admittedly a small part. However the world is made up of Southolds and they all contribute.</p>	<p>While we agree this issue is important, it seems to be too large of an issue for a Town Comprehensive Plan. We are trying to address some of the issues you mention in our Natural Resources &amp; Environmental Protection chapter.</p>

8	Some people are not in a Park District because they don't live within a geographic area covered by any park districts, and are excluded from membership and from going to the park district's parks & beaches. Why is that and can the Town do anything about that.	The Park Districts are outside the control of Town government.